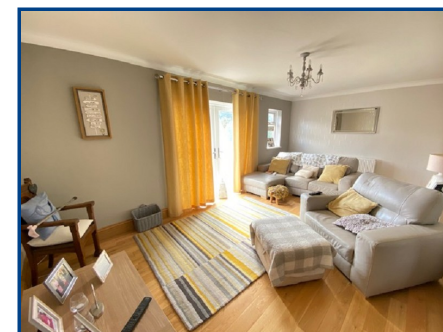


**Hyfrydle
Camnant Road
Banwen
Neath
Neath Port Talbot.**

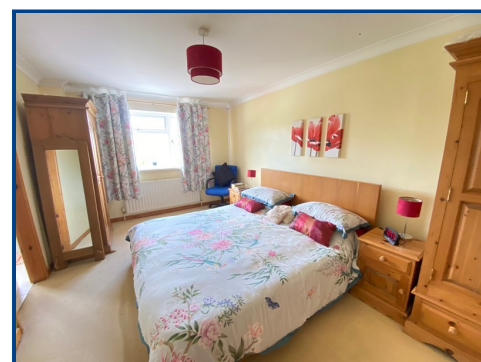
Price **£550,000**



- EXECUTIVE DETACHED PROPERTY
- 4 BEDROOMS + ENSUITE TO MASTER BEDROOM
- 4 RECEPTION ROOMS
- KITCHEN / BREAKFAST ROOM + UTILITY ROOM
- SHOWER ROOM & FAMILY BATHROOM
- SITUATED ON THE EDGE OF THE BRECON BEACON
- FULL PLANNING FOR 1 BEDROOM ANNEXE
- AMPLE PARKING LEADING TO SINGLE GARAGE
- SEMI RURAL & PICTURESQUE LOCATION
- IDEAL FAMILY HOME

General Description

This beautiful family home, appears for the 1st time on the open market!
Don't miss the opportunity to view this impressive property - book your viewing today and experience the beauty and serenity of Banwen for yourself.



Viewing: **01639 646 926**

Website: **www.ctf-uk.com**

Email: **neath@ctf-uk.com**

Important notice

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Professional Services

Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.

Tel: **01639 646 926**

Email: **neath@ctf-uk.com**

Web: **www.ctf-uk.com**

Property Description

Introducing this exquisite Executive Detached Property nestled in the picturesque village of Banwen in the Neath Valley. This stunning family home boasts 4 bedrooms, with the master bedroom featuring an ensuite. The property also offers a ground floor shower room and a first floor family bathroom, ensuring convenience and comfort for the entire family.

Well presented throughout, this beautiful property features 4 reception rooms, perfect for entertaining guests or enjoying quiet evenings at home. Outside, a spacious driveway provides ample parking for approximately 12 vehicles, leading to a single garage. Additionally, full planning permission has been approved for a 1 bedroom annexe, offering great potential for additional living space.

Situated on the edge of The Brecon Beacons National Park, residents of this property will have the privilege of enjoying magnificent views of The Black Mountains. The location provides a perfect balance of tranquillity and accessibility, with nearby points of interest including scenic walking trails, charming local pubs, and a close-knit community atmosphere.

Don't miss the opportunity to view this exceptional property. Contact us today to arrange a viewing and experience the beauty and luxury this home has to offer.

Porch (6' 0" x 4' 0") or (1.83m x 1.22m)

Entrance to Porch, with feature stained glass windows to the front & side.

Hallway (17' 0" x 8' 06" x 3' 3") or (5.18m x 2.59m x 0.99m)

Impressive wooden staircase leading to the 1st floor, wooden flooring, radiator. Doors leading to.

Dining Room (16' 08" x 10' 04") or (5.08m x 3.15m)

Window to the front, wooden flooring, radiator. Double doors opening to.

Sitting Room (19' 04" x 11' 07") or (5.89m x 3.53m)

Window to the rear, wooden flooring. French doors opening on to the rear garden, radiators.

Study (13' 01" x 10' 05") or (3.99m x 3.18m)

Window to the front, radiator.

Kitchen / Breakfast Room (11' 06" x 10' 05") or (3.51m x 3.18m)

Window to the rear, over looking the beautiful garden area. A range of wall & base fitted units, gas hob (propane gas), with extractor fan above, electric double oven. Integrated dishwasher, spotlights to the ceiling, wood flooring, radiator. Opening to.

Dining Area (11' 09" x 10' 00") or (3.58m x 3.05m)

French doors opening to the rear patio, wooden flooring, radiator.

Family Room

Windows to the front & side. Free standing wood burner, radiators.

Utility Room (10' 00" x 8' 01") or (3.05m x 2.46m)

Window & door opening to the rear patio. Wall & base fitted units with work top over, Belfast sink, plumbing for a washing machine. Free standing oil central heating boiler, radiator. Attic entrance.

Shower Room & WC (9' 11" x 3' 04") or (3.02m x 1.02m)

Frosted window to the rear, shower cubicle, wall mounted hand basin, low-level WC, partially tiled walls.

First Floor Accommodation (11' 10" x 6' 11" x 5' 0") or (3.61m x 2.11m x 1.52m)

Landing area, laundry storage cupboard. Doors leading to.

Master Bedroom (16' 10" x 10' 04") or (5.13m x 3.15m)

Window to the front, radiator.

En Suite Shower (8' 05" x 7' 11") or (2.57m x 2.41m)

Frosted window to the front, shower cubicle, hand basin, low-level WC. Fully tiled walls & flooring, radiator.

Bedroom 2 (13' 00" x 10' 04") or (3.96m x 3.15m)

Window to the front, vanity hand basin, radiator.

Bedroom 3 (15' 01" x 10' 05" x 7' 1") or (4.60m x 3.18m x 2.16m)

Window to the rear, radiator.

Family Bathroom (8' 08" x 7' 09") or (2.64m x 2.36m)

Frosted window to the rear, wood panelled bath, hand basin, low-level WC, partially tiled walls, radiator.

Bedroom 4 (11' 05" x 10' 03" x 3' 10") or (3.48m x 3.12m x 1.17m)

Window to the rear, radiator.

External

Gated access to the property, with spacious loose stone driveway, easily accommodating 12 vehicles leading to single garage. Spacious lawn garden to the front & side, with mature shrubs & cherry blossom trees, adding a touch of privacy to this beautiful home. Enclosed very spacious rear garden with patio seating area which wraps around the side of the property, lawn area, timber outbuildings, greenhouse & wood storage area. This peaceful semi-rural location benefits from views of The Brecon Beacons Black Mountains to the front, with open fields to the rear & side.

Garage (25' 01" x 15' 04") or (7.65m x 4.67m)

Remote up & over door, window to the side.

Agents Note

Full planning has been passed for a one bedroom Annexe. Planning reference - P2021/0960.

Services

Mains electricity, mains water, oil central heating, septic tank.

Tenure

Freehold

Council Tax

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